



# 1331 ELMWOOD AVE.

*Conveniently located +  
professionally managed  
Class A office space*

**2,109 - 6,613 SF FOR LEASE:  
\$17.50 PSF FULL SERVICE**

# 1331 ELMWOOD

- Full-Service, professionally managed office building located in Columbia's Central Business District
- The property recently underwent enhancements of the exterior landscaping as well as upgrades to the interior aesthetics and finishes
- Flexible lease terms with TI available for long term tenants
- Abundant on-site parking with covered parking also available
- Convenient access to multiple interstate systems

*For Lease*

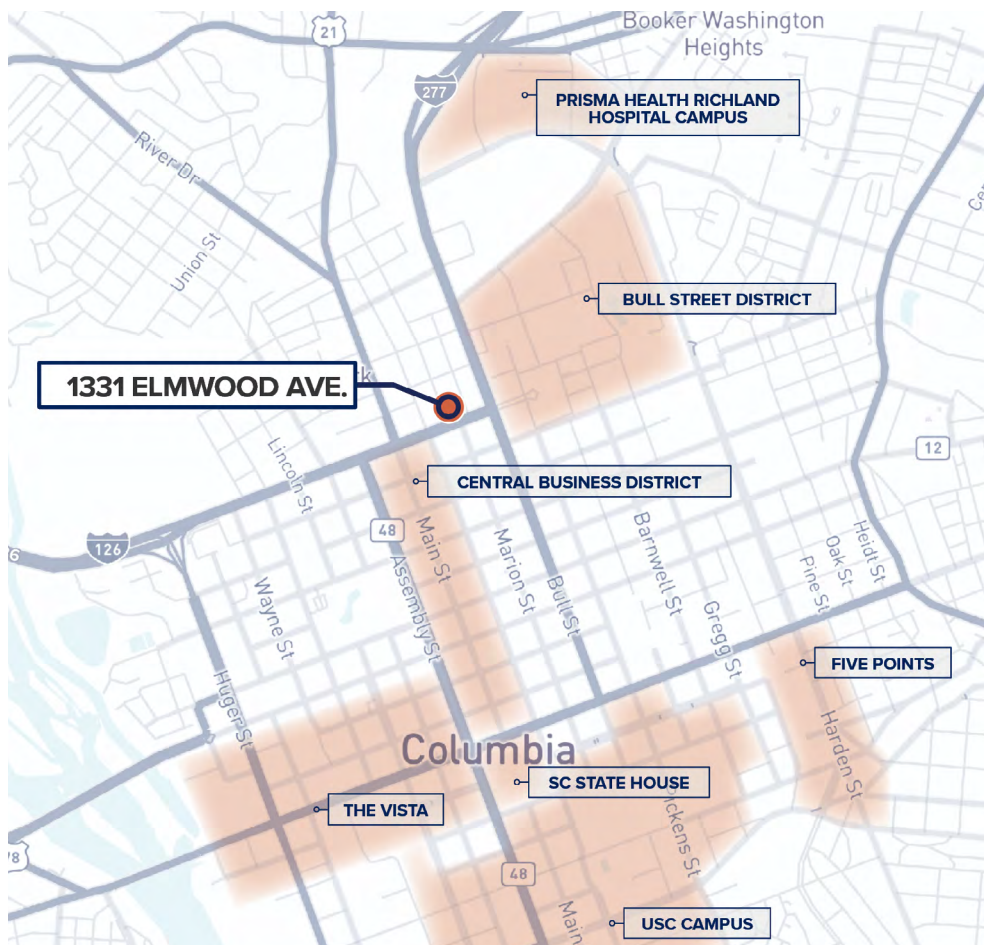
**\$17.50 PSF FULL SERVICE**

*For Sale*

**CONTACT BROKERS  
FOR PRICING**

**TRINITY  
PARTNERS**

*Office suites from 2,109 -  
6,613 SF for lease*



# 1331 ELMWOOD

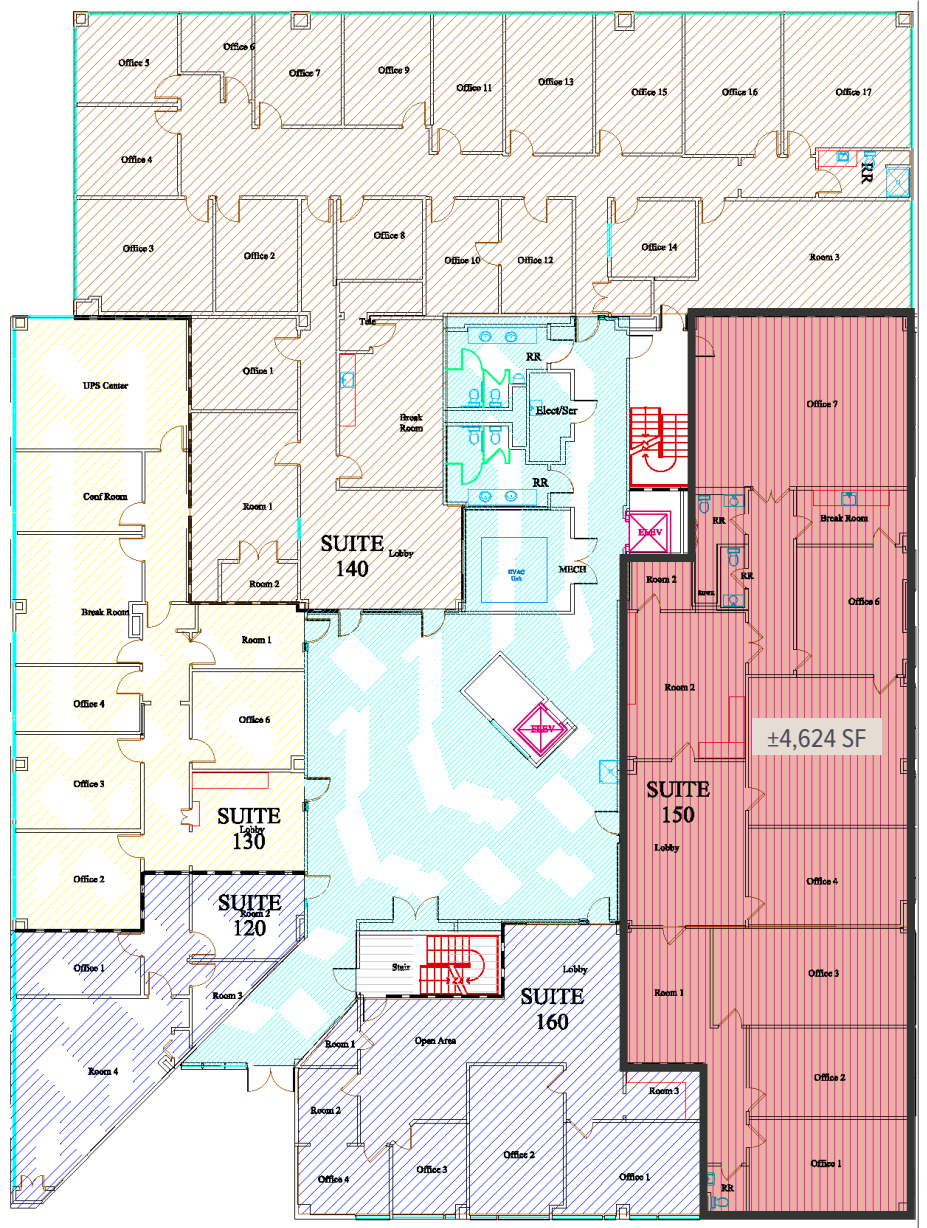
## FIRST FLOOR

SUITE 120-130 • 3,826 SF  
• Leased

SUITE 140 • 6,591 SF  
• Leased

SUITE 150 • 4,624 SF  
• AVAILABLE

SUITE 160 • 1,777 SF  
• Leased



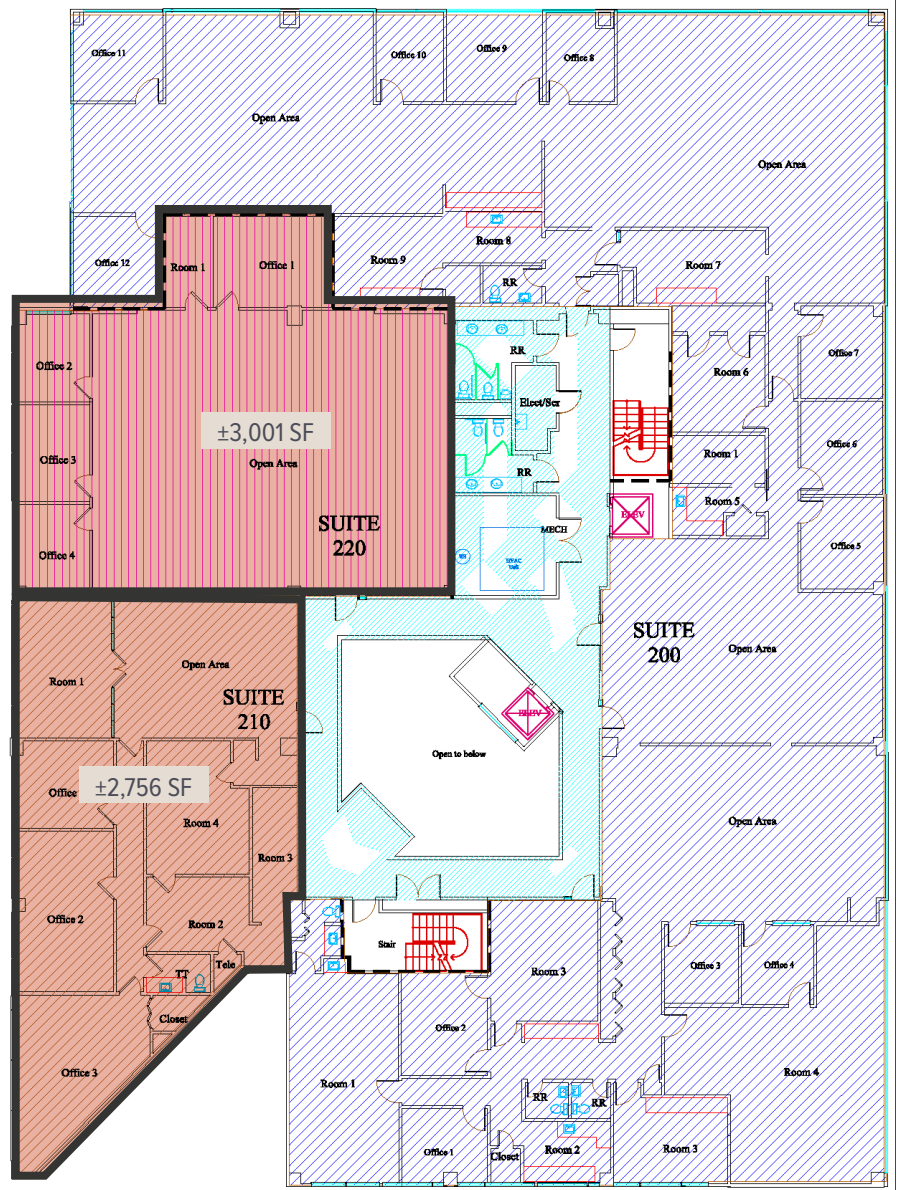
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## SECOND FLOOR

SUITE 200 • 11,269 SF  
• Leased

SUITE 210 • 2,756 SF  
• AVAILABLE

SUITE 220 • 3,001 SF  
• AVAILABLE



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## THIRD FLOOR

- SUITE 300A • 1,511 SF  
• Leased

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- SUITE 300B • 2,157 SF  
• **AVAILABLE**

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- SUITE 302 • 2,109 SF  
• **AVAILABLE**

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- SUITE 305 • 2,347 SF  
• **AVAILABLE**

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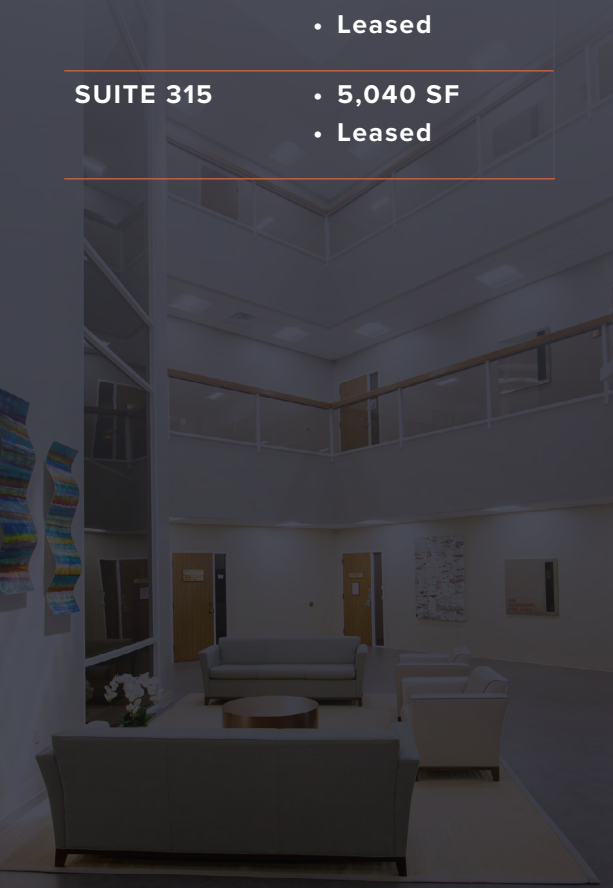
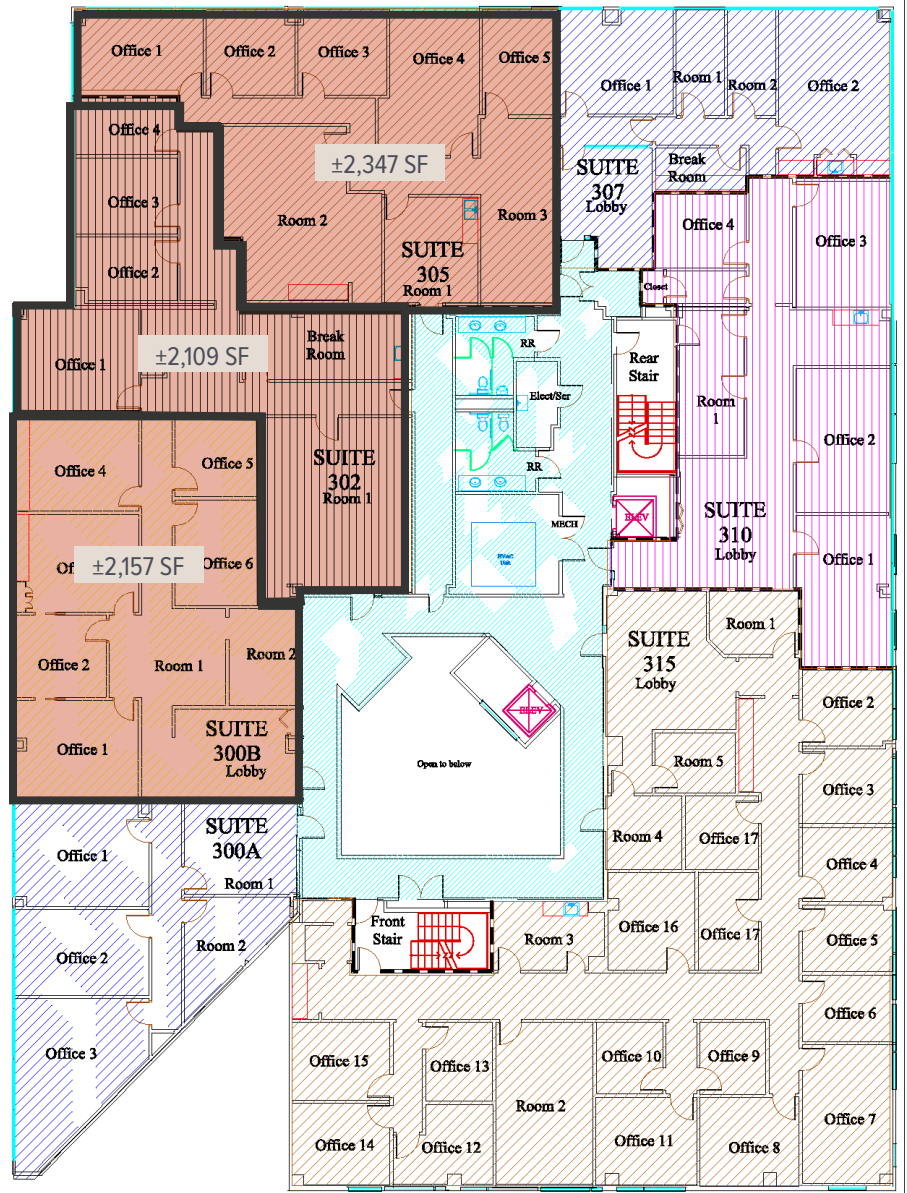
- SUITE 307 • 1,356 SF  
• Leased

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- SUITE 310 • 2,123 SF  
• Leased

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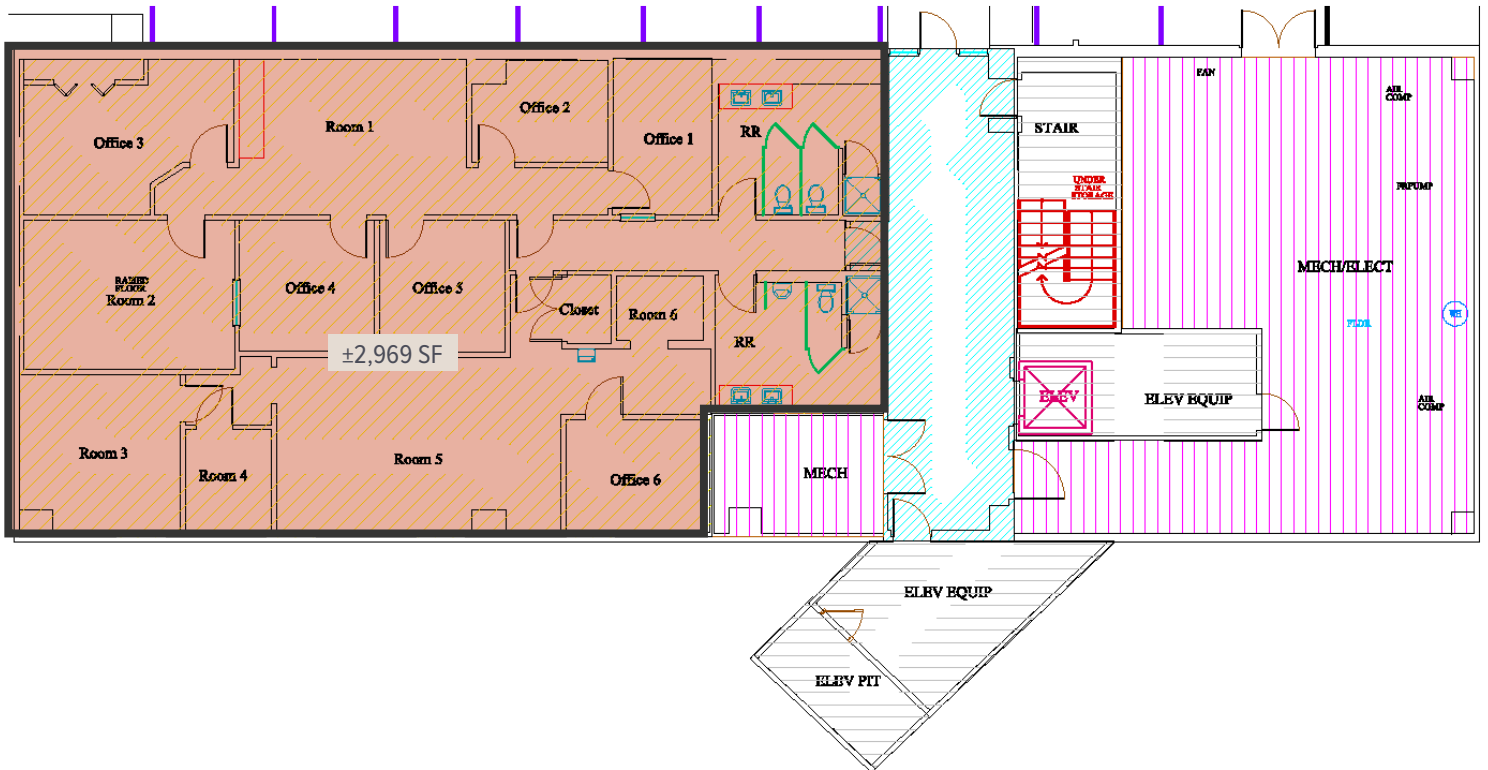
- SUITE 315 • 5,040 SF  
• Leased



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## BELOW GRADE

SUITE 090 • 2,969 SF  
• AVAILABLE





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*For Lease*

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*For Sale*

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